

January 5, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Francis X. Cuddy, Development Administrator
SUBJECT: ZONING REFERRALS

Re: Petition No. Z-1009
Emdee Realty Co. Inc.
1 Peabody Square, Dorchester

Petitioner seeks a variance of insufficient rear yard to erect a one-story addition to a Doctors' office building in a Residential (R-.5) and General Business (B-1) district. Four dental recovery rooms, a waiting room and storage will be added to the clinic located opposite the Ashmont MBTA Station. The proposal is reasonable and approval is recommended.

VOTED: That in connection with Petition No. Z-1009, brought by Emdee Realty Co. Inc., 1 Peabody Square, Dorchester, for a variance of insufficient rear yard to erect a one-story addition to a doctors' office building in a Residential (R-.5) and General Business (B-1) district, the Boston Redevelopment Authority has no objection to the granting of the variance. The proposal is reasonable and will be beneficial to the surrounding neighborhood.

Re: Petition No. Z-1010
Anthony C. Amaro
25 Edgebrook Road, West Roxbury

Petitioner seeks a variance of insufficient side yard to extend a porch in a Single Family (S-.5) district. The extension to the rear porch has already been constructed. The side yard deficiency of four feet is minimal and approval is recommended.

VOTED: That in connection with Petition No. Z-1010, brought by Anthony C. Amaro, 25 Edgebrook Road, West Roxbury, for a variance of insufficient side yard to extend a porch in a Single Family (S-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variance. The extension will have no adverse affects upon the adjacent dwellings.

Re: Petition No. Z-1012
Bishop Burke
394-398 Warren Street, Roxbury

Petitioner seeks a conditional use to sell agricultural produce from a portable stand in a Local Business (L-1) district. The site (vacant land) is located at the corner of Savin Street. The Washington Park staff reports no objection. The proposal will benefit the surrounding neighborhood. Approval is recommended.

VOTED: That in connection with Petition No. Z-1012, brought by Bishop Burke, 394-398 Warren St., Roxbury, for a conditional use to sell agricultural produce from a portable stand in a Local Business (L-1) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposal will benefit the surrounding neighborhood.

Re: Petition No. Z-1014
Francis X. Joyce
267 Old Colony Avenue, South Boston

Petitioner seeks two front yard variances to change occupancy from a repair garage to a donut shop and erect a one-story addition in a Local Business (L-1) district. The lot is irregularly shaped, fronting on three streets (Trimount Place, Dorchester Street and Old Colony Avenue). The existing structure is vacant and boarded up. Adequate parking will be provided for the proposed use. Recommend approval.

VOTED: That in connection with Petition No. Z-1014, brought by Francis X. Joyce, 267 Old Colony Avenue, South Boston, for two front yard variances to change occupancy from repair garage to a donut shop and erect a one-story addition in a Local Business (L-1) district, the Boston Redevelopment Authority has no objection to the granting of the petition. An abandoned structure will be rehabilitated. The proposal will have no adverse affects upon the general character of the area.

Re: Petition No. Z-1015
Richard A. Canty
72 Tacoma Street, Hyde Park

Petitioner seeks three dimensional variances to erect a one-family dwelling in a Single Family (S-.5) district. Lot width and frontage are deficient by only nine feet. The area violation is also minimal and approval is recommended.

VOTED: That in connection with Petition No. Z-1015, brought by Richard A. Canty, 72 Tacoma Street, Hyde Park, for three dimensional variances to erect a one-family dwelling in a Single Family (S-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variances which are minimal. The proposal is a reasonable use of land.

Re: Petition No. Z-1016
Henry Newman, Trustee
118-120 Bunker Hill Street, Charlestown

Petitioner seeks a change in a non-conforming use to change occupancy from a liquor store and two-family dwelling to a luncheonette and two family dwelling in an Apartment (H-1) district. The store is presently abandoned. The proposal is more compatible than the former use and will benefit the neighborhood. The Charlestown Project staff has no objection and approval is recommended.

VOTED: That in connection with Petition No. Z-1016, brought by Henry Newman, Trustee, 118-120 Bunker Hill Street, Charlestown, for a change in a non-conforming use to change occupancy from a liquor store and two family dwelling to a luncheonette and two family dwelling in an Apartment (H-1) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposal is more compatible than the former use and beneficial to the neighborhood.

Re: Petition No. Z-1017
Capitol Realty Trust
42 Rexford Street, Mattapan

Petitioner seeks a forbidden use to park motor vehicles in front and side yards of a Residential (R-.5) district. The lot faces on a residential street and in the rear of stores on Blue Hill Avenue. The area is one of fine two-family dwellings, two of which abut the use on either side. The proposal is unreasonable and will have a detrimental affect on the residential character of the neighborhood. A similar petition was denied by the Board of Appeal in January and the Authority concurred. Recommend denial.

VOTED: That in connection with Petition No. Z-1017, brought by Capitol Realty Trust, 42 Rexford Street, Mattapan, for a forbidden use to park motor vehicles in front and side yards in a Residential (R-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposal is unreasonable and will have a detrimental affect on the general residential character of the neighborhood.